



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

April 23, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

REGARDING

Project Number R2005-02441
Zone Change 200500016
31425 223rd Street East, Antelope Valley
Fifth Supervisorial District

SUBJECT

The applicant, Lynn Adams, is requesting a zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan) to legalize an existing 200 square foot, 50-dog capacity commercial kennel.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the Antelope Valley East Zone District as recommended by the Regional Planning Commission for Zone Change 200500016.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The existing use of a commercial dog kennel is compatible with the Antelope Valley Area General Plan Non-urban 1 land use designation.

The existing use of commercial dog kennel is in compliance with the A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan) Zone and development standards.

The adjacent property is vacant and the area relatively rural and undeveloped. The existing use is compatible with the neighborhood.

The applicant has substantiated all facts required for the Zone Change Burden of Proof.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning. No requests for finance are being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on January 30, 2008 on Zone Change 200500016 and Conditional Use Permit 200700074 to legalize an existing 50-dog capacity commercial kennel. The Regional Planning Commission unanimously approved the conditional use permit and recommended that the Board of Supervisors approve the requested zone change and adopt the zone change ordinance.

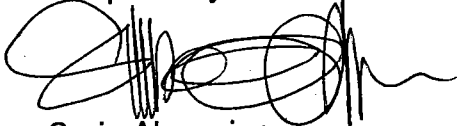
ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA - Public Resource Code Section 21000, et seq.) the CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Department of Regional Planning has determined that a Negative Declaration is the appropriate documentation for the project under the CEQA reporting requirements. The Initial Study identified no significant impacts that would result from the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change is not anticipated to have a negative impact on current services.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', with a stylized, cursive script.

Sorin Alexanian
Assistant Administrator

MC:DE

Attachments (12)

c: County Counsel

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 200500016-(5)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zoning Case 200500016-(5) on January 30, 2008:

WHEREAS, the Regional Planning Commission finds as follows:

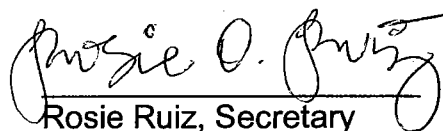
1. The subject property is designated as Non-urban 1 by the Antelope Valley Area General Plan which states, non-residential uses requiring, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general guideline(s): The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project which that the negative impact on adjacent land uses will be minimized.
2. The request is for a zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
3. The subject property is currently zoned A-1 (Light Agriculture) which does not allow kennels. Change of zone to A-2-2-DP (Heavy Agriculture – Development Program) would allow kennels.
4. The existing residence includes an attached ancillary unit. Pursuant to section 22.24.130 of Title 22, attached living quarters for servants are allowed in the A-2 zone.
5. Pursuant to Section 22.24.120 of the County Code, the existing development on the subject property is in compliance with the A-2 zone development standards for yards, residence roof material, residence siding material, residence minimum building width and residence minimum floor area.
6. The proposed use will not have an adverse effect on the neighboring community. The lots surrounding the project site are vacant and the nearest neighbor is located approximately 778 feet from the subject property. The proposed use would not increase traffic near the subject property because the kennel's customers rarely visit the subject property. The applicant provides a pick-up and drop-off service for their customers, which results in two roundtrip journeys a week.

7. A commercial dog kennel operation is an appropriate use for the subject property because there is adequate space to locate the structures needed and space for the dogs to exercise.
8. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the conditional use permit to 10 years with 2 possible extensions of 5 years each subject to Director's Review and approval.
9. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-1 (Light Agriculture – 1 Acre Minimum Lot Area) to A-2-2-DP (Heavy Agriculture – 2 Acre Minimum Lot Area - Development Plan) with development restrictions as conditioned by Conditional Use Permit 200700074-(5).
2. That the Board of Supervisors adopt the Negative Declaration, dated October 29, 2007, certify its completion and determine that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Antelope Valley Area Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on March 26, 2008.



Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

ZONING CASE NUMBER 200500016

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Antelope Valley Area General Plan, relating to the Antelope Valley East Zoned District Number 116.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Antelope Valley East Zoned District Number 116 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Antelope Valley Area General Plan of the County of Los Angeles.

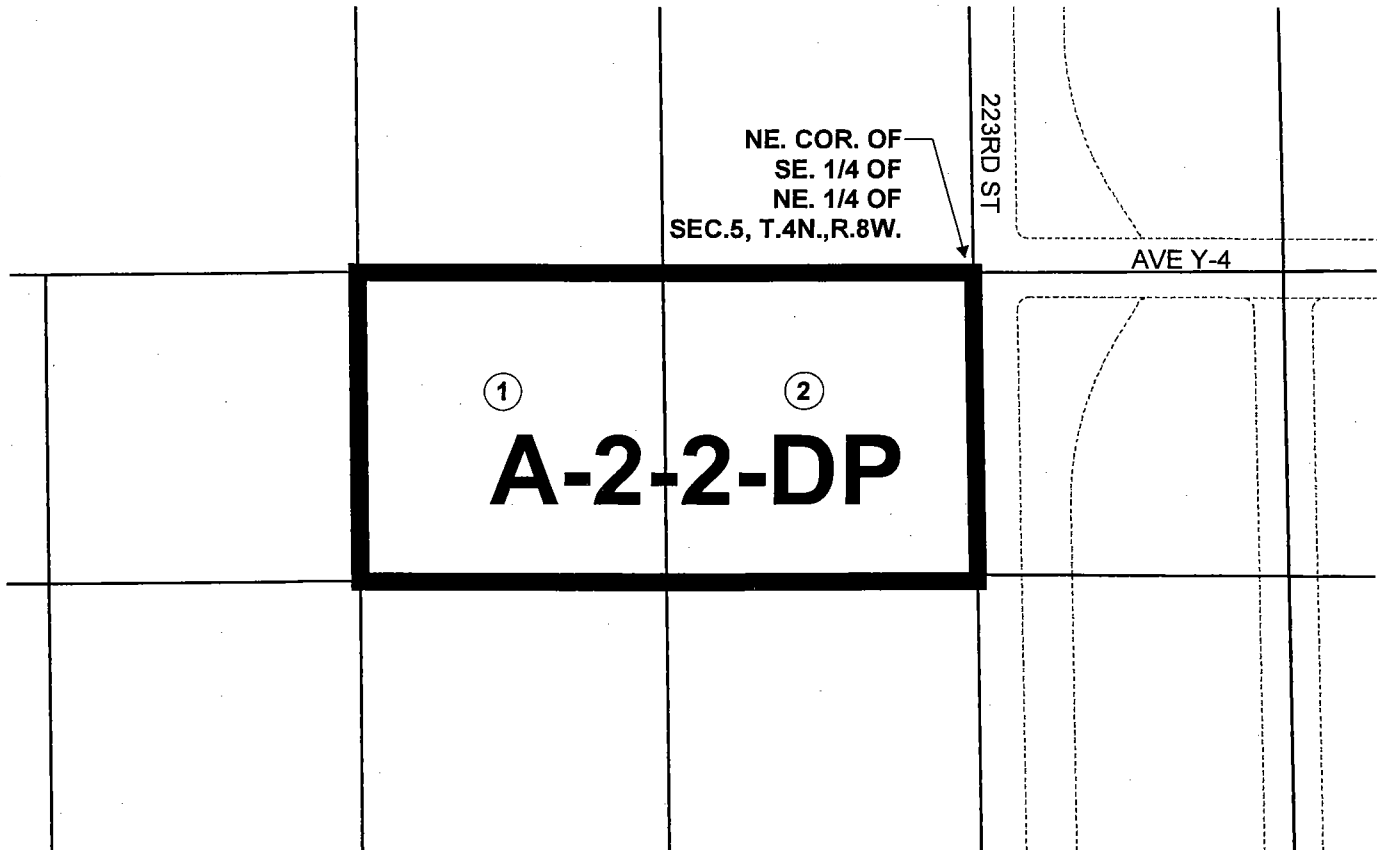
CHANGE OF PRECISE PLAN
ANTELOPE VALLEY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00016 (5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

① THE NW. 1/4 OF THE NE. 1/4 OF THE SE. 1/4 OF THE NE. 1/4 OF SEC.5, T.4N., R.8W. SAN BERNARDINO MERIDIAN, AS PER MAP RECORDED ON THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

② THE NE. 1/4 OF THE NE. 1/4 OF THE SE. 1/4 OF THE NE. 1/4 OF SEC.5, T.4N., R.8W. SAN BERNARDINO MERIDIAN, AS DESCRIBED ABOVE

DIGITAL DESCRIPTION: ZCOZD_ANTELOPE_VALLEY\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 100 200
FEET

COUNTY ZONING MAP
282H365
279X357



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

April 23, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Roger Van Wert
515 S. Figueroa Street, 7th Floor
Los Angeles, CA 90071

**REGARDING: PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 200500016
CONDITIONAL USE PERMIT 200700074
31425 223rd Street East**

Dear Applicant:

The Regional Planning Commission, by its action of January 30, 2008, **approved** Conditional Use Permit 200700074 and **recommended approval** of Zone Change 200500016 to the Board of Supervisors.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 14 days after this notice is received by the applicant.

If no appeal is made during this 14-day period, the Regional Planning Commission action is final. Upon completion of the 14-day appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section 1 at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Mark Child, Supervising Regional Planner
Zoning Permits Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety) & Zoning Enforcement

MC:DE

Hearing Footage: 1/30/08 371-507

PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT NUMBER 200700074
ZONE CHANGE NUMBER 200500016

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: January 30, 2007

SYNOPSIS

The applicant, Lynn Adams, is requesting:

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a dog kennel as an accessory use is appropriate for this site.

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

The subject property is located at 31425 223rd Street East in the unincorporated area of Antelope Valley, in the Newhall Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

A duly noticed public hearing was held on January 30, 2007 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley, Rew, and Modugno were present. No Commissioners were absent. The applicant's representative, Roger Van Wert presented testimony in favor of the request and answered questions presented by the Commission.

The Regional Planning Commission approved Conditional Use Permit 200700074 and recommended that the Board of Supervisors approve Zone Change 200500016 and adopt the Zone Change Ordinance.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

Findings

1. The subject property is designated as Non-urban 1 by the Antelope Valley Area General Plan which states, non-residential uses requiring, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general guideline(s): The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate

conditioning of the design of the project which that the negative impact on adjacent land uses will be minimized.

2. The subject property is currently zoned A-1 (Light Agriculture) which does not allow kennels. Change of zone to A-2-2-DP (Heavy Agriculture – Development Program) would allow kennels.
3. The existing residence includes an attached ancillary unit. Pursuant to section 22.24.130 of Title 22, attached living quarters for servants are allowed in the A-2 zone.
4. Pursuant to Section 22.24.120 of the County Code, the existing development on the subject property is in compliance with the A-2 zone development standards for yards, residence roof material, residence siding material, residence minimum building width and residence minimum floor area.
5. The proposed use will not have an adverse effect on the neighboring community. The lots surrounding the project site are vacant and the nearest neighbor is located approximately 778 feet from the subject property. The proposed use would not increase traffic near the subject property because the kennel's customers rarely visit the subject property. The applicant provides a pick-up and drop-off service for their customers, which results in two roundtrip journeys a week.
6. A commercial dog kennel operation is an appropriate use for the subject property because there is adequate space to locate the structures needed and space for the dogs to exercise.
7. The development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.
8. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
9. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years with 2 possible extensions of 5 years each subject to Director's Review and approval.
10. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such

documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

IN REFERENCE TO CONDITIONAL USE PERMIT NUMBER 200700074-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

IN REFERENCE TO ZONE CHANGE NUMBER 200500016-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- B. That a need for the proposed zone classification exists within such area or district;
- C. That the particular property under consideration is a proper location for said zone classification within such area or district;
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.090 and zone change as set forth in Section 22.16.110 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on

the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, zone change 0050001-(5) and conditional use permit 200500016-(5) are APPROVED subject to the attached conditions.

VOTE:

Concurring: Valadez, Bellamy, Helsley, Rew, and Modugno

Dissenting:

Abstaining:

Absent:

Action Date: January 30, 2007

DE
April 24, 2008

This grant authorizes the operation and maintenance of a dog kennel and a caretaker residence subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 19.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This initial term of this grant will terminate on March 26, 2018.** The permit may be extended for 2 additional terms of 5 years each (for a total of 10 additional years) upon proper application for and subject to Director's Review and approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (once every two years)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." The Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
18. A proper shelter for the dogs shall be provided in accordance to the Department of Animal Care and Control requirement.
19. The permittee shall obtain and maintain updated business and animal licenses.
20. The permittee shall maintain current facility licenses and have such licenses available for inspection at all times.
21. No boarded animals shall be kept or allowed to be outside the gate of the facility unless under the actual control of the animal's owner or a qualified trainer.
22. The permittee shall employ noise attenuation equipment and/or measures to the satisfaction of the Department of Environmental Health Services and the Director of Regional Planning should any neighboring residents be impacted by facility noise.
23. The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week and shall comply with the Department of Animal Care and Control and the Department of Environmental Health Services regulations.
24. The permittee shall employ odor mitigation measures to the satisfaction of the Department of Environmental Health Services and Director of Regional Planning should any neighboring residents be impacted by facility odors.
25. The facility shall be open to the public on an appointment only basis.
26. Dog shows and special events are prohibited.
27. Signage for the dog facility shall not exceed a total of 103.5 square feet of wall sign area on street frontage and a total of 51.75 square feet of wall sign on the east side of the building.
28. Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded and shall be utilized only for security purposes. Night lighting

shall be minimized and flood lights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting.

29. The permittee shall use only bio-degradable insecticides on the grounds of the facility.
30. The permittee shall file a Covenant and Agreement to Hold Property as One Parcel with the Department of Regional Planning.
31. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
32. No existing building or structure which under the program is to be demolished shall be used.
33. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
34. All improvements shall be completed prior to the occupancy of any structures.
35. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

MC:DE



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 25, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child *MC*
Section Head, Zoning Permits 1

SUBJECT: **RPC Meeting: March 26, 2008**
Item: 8
Project Number: R2005-02441-(5)
Case(s): ZONE CHANGE 200500016-(5)
CONDITIONAL USE PERMIT 200700074-(5)

At your January 30, 2008 meeting, the Regional Planning Commission directed Staff to:

- Revise Condition 9 to add two 5 year extensions with Director's review.
- Revise Condition 10 to reduce frequency of inspections to every other year.
- Add a condition to tie the parcels as one. See Condition 30.
- Prepare a Zone Change Resolution.

The vote at the meeting was 4-0 in favor of approval, with Commissioner Bellamy absent.

March 25, 2008, County Counsel requested the following document revisions:

- Add Development Program conditions. See Conditions 31 – 35.
 - Revise Condition 9.
 - Add Development Program finding. See Finding 7.
 - Revise Resolution 8 to include Director's Review.
- Additionally, County Counsel recommended revision of the suggested approval motions. See below.

Please find the following documents attached for your review and consideration:

- Factual
- Revised Findings
- Revised Conditions
- Revised Zone Change Resolution
- Zone Change Ordinance

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit 2007-00074 and Zone Change 2005-00016.

I move that the Regional Planning Commission approve Conditional Use Permit 2007-00074, and recommend approval of Zone Change 2005-00016.

If you have any questions, please call Dean Edwards at (213) 974-6443 Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our office is closed on Fridays.

MC:de



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 13, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits 1

SUBJECT: **RPC Meeting: March 26, 2008**
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- Revise Condition 10 to reduce inspections to biennial.
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- Prepare a Zone Change Resolution.

The vote at the meeting was 4-0 in favor of approval, with Commissioner Bellamy absent.

Please find the following documents attached for your review and consideration:

- Factual
- Revised Conditions
- Zone Change Resolution
- Zone Change Ordinance

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit 2007-00074 and Zone Change 2005-00016.

I move that the Regional Planning Commission indicates its intent to approve Conditional Use Permit 2007-00074, and recommend approval of Zone Change 2005-00016.

If you have any questions, please call Dean Edwards at (213) 974-6443 Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our office is closed on Fridays.

MC:de



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 200500016-(5)
CONDITIONAL USE PERMIT 200700074-(5)

PUBLIC HEARING DATE
January 30, 2008

AGENDA ITEM
5

RPC CONSENT DATE
March 26, 2008

AGENDA ITEM
8

APPLICANT
Lynn Adams

OWNER
Lynn Adams

REPRESENTATIVE
Roger Van Wert

ENTITLEMENT REQUEST

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a dog kennel as an accessory use is appropriate for this site.

PROJECT DESCRIPTION

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

LOCATION/ADDRESS

31425 223rd Street East

ACCESS

223rd Street East

ZONED DISTRICT

Antelope Valley East

ASSESSORS PARCEL NUMBER

3064-025-023 & 024

COMMUNITY

Antelope Valley

SIZE

5 Acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

Project Site Single-family Residence & Dog Kennel

A-1-1

North Vacant

A-1-1

East Vacant

A-1-1

South Vacant

A-1-1

West Vacant

A-1-1

GENERAL PLAN

Antelope Valley Area

DESIGNATION

Non-urban 1

MAXIMUM DENSITY

.50 dwelling units per acre

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE
January 30, 2008

RPC ACTION
Approved with conditions changed

NEEDED FOR NEXT MEETING
Revised Conditions, Zone Change Resolution & Zone Change Ordinance

MEMBERS VOTING AYE
4

MEMBERS VOTING NO
0

MEMBERS ABSTAINING/ABSENT
1

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS*

(O)

(F)

PETITIONS

(O)

(F)

LETTERS

(O)

(F)

*(O) = Opponents (F) = In Favor

1. This grant authorizes the operation and maintenance of a dog kennel and a caretaker residence subject to the following conditions of approval;
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 19.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on March 26, 2018** and thereafter a total of two Director's Review grants for 5 years each (total of 10 years). Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (once every two years)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." The Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
18. A proper shelter for the dogs shall be provided in accordance to the Department of Animal Care and Control requirement.
19. The permittee shall obtain and maintain updated business and animal licenses.
20. The permittee shall maintain current facility licenses and have such licenses available for inspection at all times.
21. No boarded animals shall be kept or allowed to be outside the gate of the facility unless under the actual control of the animal's owner or a qualified trainer.
22. The permittee shall employ noise attenuation equipment and/or measures to the satisfaction of the Department of Environmental Health Services and the Director of Regional Planning should any neighboring residents be impacted by facility noise.
23. The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week and shall comply with the Department of Animal Care and Control and the Department of Environmental Health Services regulations.
24. The permittee shall employ odor mitigation measures to the satisfaction of the Department of Environmental Health Services and Director of Regional Planning should any neighboring residents be impacted by facility odors.
25. The facility shall be open to the public on an appointment only basis.
26. Dog shows and special events are prohibited.
27. Signage for the dog facility shall not exceed a total of 103.5 square feet of wall sign area on street frontage and a total of 51.75 square feet of wall sign on the east side of the building.
28. Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded and shall be utilized only for security purposes. Night lighting shall be minimized and flood lights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting.

PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT NUMBER 200700074-(5)
ZONE CHANGE NUMBER 200500016-(5)

CONDITIONS
Page 5 of 5

29. The permittee shall use only bio-degradable insecticides on the grounds of the facility.
30. The permittee shall file a Covenant and Agreement to Hold Property as One Parcel with the Department of Regional Planning.

MC:DE

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 200500016-(5)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zoning Case 200500016-(5) on January 30, 2008:

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is designated as Non-urban 1 by the Antelope Valley Area General Plan which states, non-residential uses requiring, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general guideline(s): The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project which that the negative impact on adjacent land uses will be minimized.
2. The request is for a zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
3. The subject property is currently zoned A-1 (Light Agriculture) which does not allow kennels. Change of zone to A-2-2-DP (Heavy Agriculture – Development Program) would allow kennels.
4. The existing residence includes an attached ancillary unit. Pursuant to section 22.24.130 of Title 22, attached living quarters for servants are allowed in the A-2 zone.
5. Pursuant to Section 22.24.120 of the County Code, the existing development on the subject property is in compliance with the A-2 zone development standards for yards, residence roof material, residence siding material, residence minimum building width and residence minimum floor area.
6. The proposed use will not have an adverse effect on the neighboring community. The lots surrounding the project site are vacant and the nearest neighbor is located approximately 778 feet from the subject property. The proposed use would not increase traffic near the subject property because the kennel's customers rarely visit the subject property. The applicant provides a pick-up and drop-off service for their customers, which results in two roundtrip journeys a week.

7. A commercial dog kennel operation is an appropriate use for the subject property because there is adequate space to locate the structures needed and space for the dogs to exercise.
8. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the conditional use permit to 10 years.
9. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-1 (Light Agriculture – 1 Acre Minimum Lot Area) to A-2-2-DP (Heavy Agriculture – 2 Acre Minimum Lot Area - Development Plan) with development restrictions as conditioned by Conditional Use Permit 200700074-(5).
2. That the Board of Supervisors adopt the Negative Declaration, dated October 29, 2007, certify its completion and determine that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Antelope Valley Area Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on March 26, 2008.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

ZONING CASE NUMBER 200500016

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Antelope Valley Area General Plan, relating to the Antelope Valley East Zoned District Number 116.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Antelope Valley East Zoned District Number 116 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Antelope Valley Area General Plan of the County of Los Angeles.

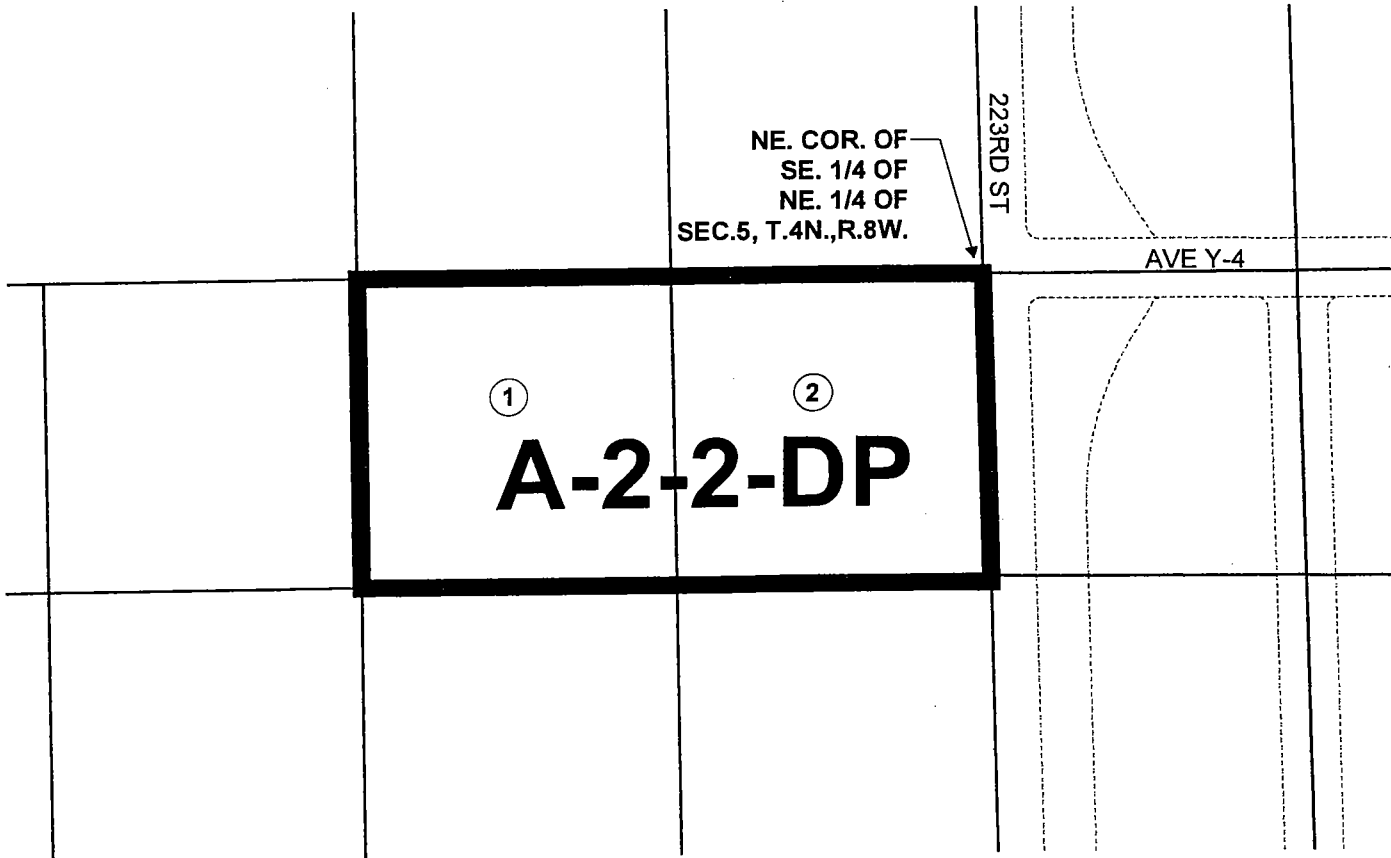
CHANGE OF PRECISE PLAN
ANTELOPE VALLEY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00016 (5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:







① THE NW. 1/4 OF THE NE. 1/4 OF THE SE. 1/4 OF THE NE. 1/4 OF SEC.5, T.4N., R.8W. SAN BERNARDINO MERIDIAN, AS PER MAP RECORDED ON THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

② THE NE. 1/4 OF THE NE. 1/4 OF THE SE. 1/4 OF THE NE. 1/4 OF SEC.5, T.4N., R.8W. SAN BERNARDINO MERIDIAN, AS DESCRIBED ABOVE

DIGITAL DESCRIPTION: \ZCOZD_ANTELOPE_VALLEY\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200
FEET

COUNTY ZONING MAP
282H365
279X357

RPC MEETING DATE
January 30, 2008

AGENDA ITEM NUMBER
5

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NUMBER: R2005-02441-(5)

CASE NUMBER: ZONE CHANGE 200500016-(5)

CONDITIONAL USE PERMIT 200700074-(5)

CONTACT PERSON: Dean Edwards

- ☐ STAFF REPORT
- ☐ DRAFT FINDINGS FOR APPROVAL
- ☐ DRAFT FINDINGS FOR DENIAL
- ☐ DRAFT CONDITIONS
- ☐ BURDEN OF PROOF STATEMENT(S)
- ☐ ENVIRONMENTAL DOCUMENTATION
- ☐ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☐ LAND USE RADIUS MAP
- ☐ SITE PLAN AND ELEVATIONS
- ☐ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☐ _____
- ☐ _____

Reviewed By: Marlene



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 20050001-(5)
CONDITIONAL USE PERMIT 200500016-(5)

PUBLIC HEARING DATE
January 30, 2008

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Lynn Adams

OWNER

Lynn Adams

REPRESENTATIVE

Roger Van Wert

ENTITLEMENT REQUEST

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a dog kennel as an accessory use is appropriate for this site.

PROJECT DESCRIPTION

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

LOCATION/ADDRESS

31425 223rd Street East

ACCESS

223rd Street East

ZONED DISTRICT

Antelope Valley East

ASSESSORS PARCEL NUMBER

3064-025-023 & 024

COMMUNITY

Antelope Valley

SIZE

5 Acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

Project Site	Single-family Residence & Dog Kennel	A-1-1
North	Vacant	A-1-1
East	Vacant	A-1-1
South	Vacant	A-1-1
West	Vacant	A-1-1

GENERAL PLAN

Antelope Valley Area

DESIGNATION

Non-urban 1

MAXIMUM DENSITY

.50 dwelling units per acre

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

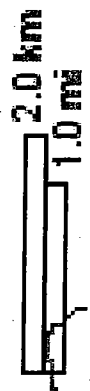
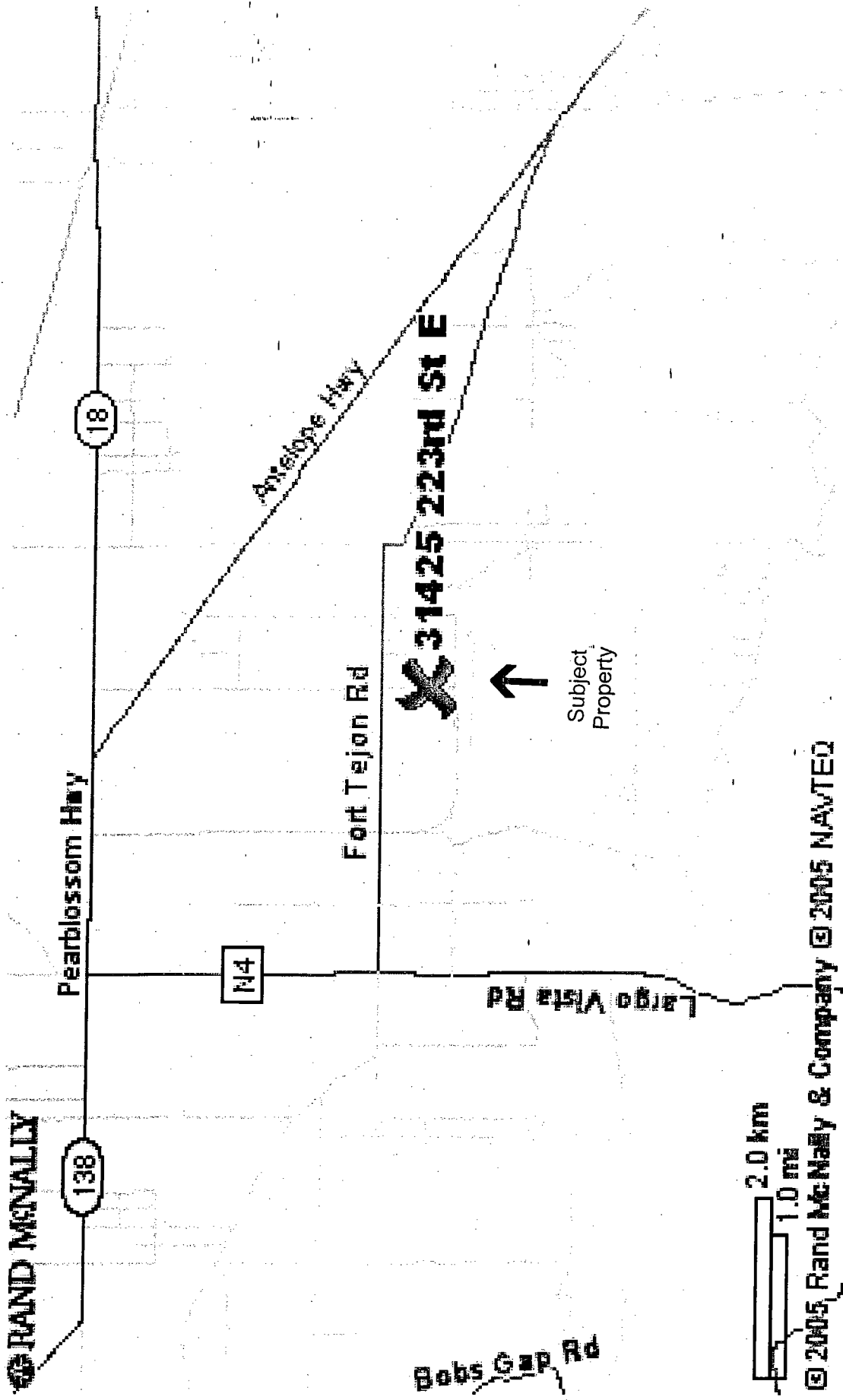
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

15200-02741



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STAFF ANALYSIS
PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT NUMBER 200700074-(5)
ZONE CHANGE NUMBER 200500016-(5)

ENTITLEMENT REQUEST

The applicant, Lynn Adams, is requesting:

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a commercial dog kennel as an accessory use is appropriate for this site.

PROJECT DESCRIPTION

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity commercial kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

LOCATION

The subject property is located at 31425 223rd Street East in the unincorporated area of Antelope Valley, in the Antelope Valley East Zoned District.

SITE DESCRIPTION

The subject property is developed with a single-family residence, attached ancillary unit, 1,200 square foot out-building with a bathroom that is currently used as a dog kennel and three fenced dog exercise areas. Access is provided by East 223rd Street and Graham Street.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

Plot Plan 40848 for a mobile home was approved March 15, 1991.

STAFF EVALUATION

General Plan Consistency

The subject property is designated as Non-urban 1 by the Antelope Valley Area General Plan which states, non-residential uses requiring, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general guideline(s): The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project which that the negative impact on adjacent land uses will be minimized.

Zoning Ordinance and Development Standards Compliance

The subject property is currently zoned A-1 (Light Agriculture) which does not allow kennels. The applicant is requesting a zone change to A-2-2-DP (Heavy Agriculture – Development Program) which allows kennels.

The existing residence includes an attached ancillary unit. Pursuant to section 22.24.130 of Title 22, attached living quarters for servants are allowed in the A-2 zone.

Pursuant to Section 22.24.120 of the County Code, the existing development on the subject property is in compliance with the A-2 zone development standards for yards, residence roof material, residence siding material, residence minimum building width and residence minimum floor area.

Neighborhood Impact/Land Use Compatibility

The proposed use should not have an adverse effect on the neighboring community. The lots surrounding the project site are vacant and the nearest neighbor is located approximately 778 feet from the subject property. The proposed use would not increase traffic near the subject property because the kennel's customers rarely visit the subject property. The applicant transports dogs twice a week (two roundtrips).

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.16.110 and 22.56.040 of the Los Angeles County Code. The Burden of Proofs with applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proofs for a conditional use permit and zone change from A-1-1 to A-2-2-DP.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Departments of Health Services and Animal Control were consulted. No comments or recommendations were received.

PUBLIC COMMENTS

At the time of this report, staff has not received any comments from the public.

PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT NUMBER 200700074-(5)
ZONE CHANGE NUMBER 200500016-(5)

STAFF ANALYSIS
PAGE 3 OF 3

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2005-02441-(5), Conditional Use Permit Number 200700074-(5), and Zone Change Number 200500016-(5) subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission adopt the Negative Declaration and approve Conditional Use Permit 200700074 and Zone Change 200500016 with findings & conditions.
--

Prepared by Dean Edwards, Regional Planning Assistant II
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits 1 Section

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

PROJECT NUMBER R2005-02441-(5)

CONDITIONAL USE PERMIT NUMBER 200700074-(5)

ZONE CHANGE NUMBER 200500016-(5)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: January 30, 2007

SYNOPSIS

The applicant, Lynn Adams, is requesting:

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a dog kennel as an accessory use is appropriate for this site.

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

The subject property is located at 31425 223rd Street East in the unincorporated area of Antelope Valley, in the Newhall Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

January 30, 2007 Public Hearing

Findings

1. The subject property is designated as Non-urban 1 by the Antelope Valley Area General Plan which states, non-residential uses requiring, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general guideline(s): The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project which that the negative impact on adjacent land uses will be minimized.
2. The subject property is currently zoned A-1 (Light Agriculture) which does not allow kennels. Change of zone to A-2-2-DP (Heavy Agriculture – Development Program) would allow kennels.
3. The existing residence includes an attached ancillary unit. Pursuant to section 22.24.130 of Title 22, attached living quarters for servants are allowed in the A-2 zone.
4. Pursuant to Section 22.24.120 of the County Code, the existing development on the subject property is in compliance with the A-2 zone development standards for

yards, residence roof material, residence siding material, residence minimum building width and residence minimum floor area.

5. The proposed use will not have an adverse effect on the neighboring community. The lots surrounding the project site are vacant and the nearest neighbor is located approximately 778 feet from the subject property. The proposed use would not increase traffic near the subject property because the kennel's customers rarely visit the subject property. The applicant provides a pick-up and drop-off service for their customers, which results in two roundtrip journeys a week.
6. A commercial dog kennel operation is an appropriate use for the subject property because there is adequate space to locate the structures needed and space for the dogs to exercise.
7. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
8. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.
9. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

IN REFERENCE TO CONDITIONAL USE PERMIT NUMBER 200700074-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

IN REFERENCE TO ZONE CHANGE NUMBER 200500016-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- B. That a need for the proposed zone classification exists within such area or district;
- C. That the particular property under consideration is a proper location for said zone classification within such area or district;
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.090 and zone change as set forth in Section 22.16.110 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, zone change 0050001-(5) and conditional use permit 200500016-(5) are APPROVED subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT 200700074-(5)
ZONE CHANGE 200500016-(5)

FINDINGS
Page 4 of 4

Absent:

Action Date:

DE
01/30/2008

1. This grant authorizes the operation and maintenance of a dog kennel and a caretaker residence subject to the following conditions of approval;
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 19.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on January 30, 2018.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) semi-annual (twice per year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject

property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." The Revised Exhibit "A"

- shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
18. A proper shelter for the dogs shall be provided in accordance to the Department of Animal Care and Control requirement.
 19. The permittee shall obtain and maintain updated business and animal licenses.
 20. The permittee shall maintain current facility licenses and have such licenses available for inspection at all times.
 21. No boarded animals shall be kept or allowed to be outside the gate of the facility unless under the actual control of the animal's owner or a qualified trainer.
 22. The permittee shall employ noise attenuation equipment and/or measures to the satisfaction of the Department of Environmental Health Services and the Director of Regional Planning should any neighboring residents be impacted by facility noise.
 23. The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week and shall comply with the Department of Animal Care and Control and the Department of Environmental Health Services regulations.
 24. The permittee shall employ odor mitigation measures to the satisfaction of the Department of Environmental Health Services and Director of Regional Planning should any neighboring residents be impacted by facility odors.
 25. The facility shall be open to the public on an appointment only basis.
 26. Dog shows and special events are prohibited.
 27. Signage for the dog facility shall not exceed a total of 103.5 square feet of wall sign area on street frontage and a total of 51.75 square feet of wall sign on the east side of the building.
 28. Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded and shall be utilized only for security purposes. Night lighting shall be minimized and flood lights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting.

PROJECT NUMBER R2005-02441-(5)
CONDITIONAL USE PERMIT NUMBER 200700074-(5)
ZONE CHANGE NUMBER 200500016-(5)

CONDITIONS
Page 5 of 5

29. The permittee shall use only bio-degradable insecticides on the grounds of the facility.

MC:DE

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The A-2-2 DP zone classification is appropriate for this rural/open land area in one of the most remote parts of the County. The DP provision will insure that any uses authorized by the A-2 zone are appropriate to the area. No uses or conditions exist in the surrounding area that are incompatible with the proposed kennel use. The area does not have an established character or range of uses for which the proposed kennel use might be incompatible. The keeping of animals is common on the scattered developed parcels in the area. The property is in an predominately uninhabited area, well suited to the proposed kennel use.

B. A need for the proposed classification exists within such area or district because:

The A-2-2 DP classification is needed and appropriate because the area is already in an exclusively agricultural zone classification (A-1) and the A-2 zone is necessary to allow the proposed use. The proposed DP provisions will insure that the scale and character of the proposed kennel use remains compatible and similar in character with animal keeping uses/practices permitted by the surrounding A-1 zone classification. This is a rural/open land area and thus the property and its environs are well suited for use as a dog care and retreat facility. The rural/open land character is preferable to an urban/suburban location for such uses and no conditions exist in the area which make the A-1 zone preferable to the proposed A-2-2 DP classification, or which would be incompatible with the proposed use.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The property under consideration is in a remote, open land area and thus suited for an agricultural zone designation. The rural land use character of the area does not inhibit the range and type of agricultural uses that would be suitable for the area. The 5 acre size of the subject property as well as the rural/open land character of the area, make this property a suitable location for use as a dog board and care facility.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

Placement of the proposed zone at this location is consistent with good zoning practice because the zone, as well as the specific use being proposed, is compatible with surrounding land uses and remote character of the area. The change would be made in the interest of the public health, safety and general welfare because the A-2-2 DP zone classification is consistent with the rural environs and would be a controlled development

that would not bring about any nuisances or otherwise negatively impact property values or surrounding uses. The zone change would allow the property owner to use the subject property in a manner desired with regulatory protections in place to address the public health, safety or general welfare. The proposed use is fitting because it facilitates the use of the land consistent with the rural character by allowing a small scale owner/operator animal keeping business with very minimal impacts. The facilities necessary to carry out the business activities will be in character with the residence on site and similar to other accessory structures used in agriculturally zoned areas. The necessary structures have a limited footprint, preserving open areas typical of large rural properties. Additionally, allowing the use of the land as a dog kennel retreat facility promotes healthy, safe treatment of animals and a standard of care benefiting society.

**CONDITIONAL USE PERMIT-BURDEN OF PROOF
PUPPY PALS RANCH & BOARDING CAMP**

**Section 22.56.040
March 29, 2007**

- A) The use of the property as a residence and small scale dog kennel will not adversely affect the health, peace, comfort or welfare of persons in the surrounding area. The rural area of Llano is a remote location with only scattered development. Domestic animals, including horses, dogs as well as farm animals are common on the few occupied properties. These factors support the concept of the subject property as an idea location for animal care uses, where there is limited potential to adversely impact neighbors. There are no immediate neighbors to the subject property. All kennel areas are fully fenced with locked gates. Kennel uses are contained on-site and the dogs are kept indoors at night. The property is large (five acres) with enhanced building setbacks. The residence, the largest in the area, was built in the early 1990s and has a positive affect on local property values.
- B) The five acre site is expansive for the limited scale of development. Large open play "yards" are fenced to provide recreation/exercise space for dog runs. Building setbacks far exceed requirements. There is a three car parking garage with a large driveway apron to far exceed any parking needs. This rural site has an intensity of development that is typical of the scattered development in the area. The surrounding properties are vacant.
- C) This remote rural location does not have paved streets, however the property fronts on 223rd Street East a dedicated roadway, with regional access provided by Fort Tejon Road, 213th Street East and Highway 138, 3.3 miles distant. Traffic in the area is de minimus. Except for electricity, utilities (water and sewer) are private as is typical of a rural setting.

Development Program-Progress Schedule

The house along with the primary and ancillary structures necessary for kennel operation exist. Certain planned appurtenant elements including a pool, yard fences, shade structures and landscaping will be improved over time. No substantial additional structures are planned. The intent is to grow the size of the kennel to maximum of 50 dogs at any one time to retain the capacity to provide the animal exercise/recreation programs that are essential to the Puppy Pals services.

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Environmental Determination: Negative Declaration
Project Number R2005-02441
Environmental Case Number RENV200500170

1. Project Description:

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

2. Project Location:

The subject property is located at 31425 223rd Street East in the unincorporated area of Antelope Valley, in the Antelope Valley East Zoned District.
APN 3064-025-023 & 024

3. Proponent:

Lynn Adams
31425 223rd Street East
Llano, California

4. Findings of NO SIGNIFICANT effect:

The initial study determined that the project is not likely to have a significant effect on the environment.

5. Location and custodian of record of proceedings:

The location and custodian of the record of proceedings on which adoption of this NEGATIVE DECLARATION is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by Dean Edwards

December 12, 2007

11

11/11/11

PROJECT NUMBER: R2005-02441
CASES: RZC200500016
RCUP200700074
RENV 200500170



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 9/7/2005 Staff Member: Dean Edwards
Thomas Guide: 4471 A1 USGS Quad: Mescal Creek
Location: 31425 223rd Street East, Antelope Valley
Description of Project: The proposed project is request for a zone change from Light Agriculture to Heavy Agriculture – Development Program and a conditional use permit to allow an existing 50 dog capacity kennel. Ingress and egress access is provided by 223rd Street East and Graham.
Gross Acres: 5 acres
Environmental Setting: The project site is located south of Highway 138, east of Highway 4 and of the Angeles National forest in the Antelope Valley. Parcels surrounding the project site are vacant. The project site consists of two parcels approximately the same size. There is a single family residence with an attached ancillary unit and an enclosed dog kennel located on the east parcel. There are no structures located on the west parcel. The subject property slopes east to west and is sparsely vegetated.
Zoning: A-1-1 Light Agriculture
Community Standards District: NA
General Plan: R Non-urban
Community/Area wide Plan: Antelope Valley Area Plan: Non-urban 1

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

There are no other projects located within the immediate vicinity of the project site.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board
(Check if septic system proposed) | <input type="checkbox"/> |

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

Special Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> None | <input type="checkbox"/> High School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Town Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District |
| <input type="checkbox"/> | |

Regional Significance

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department |
| <input checked="" type="checkbox"/> Animal Care and Control | <input checked="" type="checkbox"/> Environmental Health and Safety |
| <input type="checkbox"/> DPW: | |
| <input type="checkbox"/> Fire Dept.: | |

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			Potential Concern
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.


☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Dean Edward Date: _____

Approved by: Mark Child  Date: 10/29/07

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>No grading is proposed.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>FEMA flood zone A is located on the west portion of the subject property. No existing or proposed structures are located in the flood zone. Source: Federal Emergency Management Agency.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- ☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

- ☐ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>Source: Los Angeles County Fire Department.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>There is one residence with an ancillary unit located on the project site.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<i>A water storage tank for fire protection is located on the subject property.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- ☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ MITIGATION MEASURES

☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)

☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
				<i>Animal waste is removed daily and is deposited in a lined container.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study
☐ Industrial Waste Permit ☐ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)
<input type="checkbox"/> MITIGATION MEASURES <input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Project Design <input type="checkbox"/> Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Source: General Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

- ☐ Lot Size
☐ ERB/SEATAC Review

☐ OTHER CONSIDERATIONS

- ☐ Project Design
☐ Oak Tree Permit
☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- ☐ Potentially significant
☐ Less than significant with project mitigation
☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
				<i>Source: California Historical Resources Inventory.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
<i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
<i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ Yes ☒ No ☐ Maybe Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- b. ☐ Yes ☒ No ☐ Maybe Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ Yes ☒ No ☐ Maybe Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ Yes ☐ No ☐ Maybe Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Visual Simulation ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Traffic Report

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant? |
| | | | | <u>The project site is served by a private septic system.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site? |
| | | | | <u>The project site is served by a private septic system.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- ☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- ☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- ☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>The proposed use does not require Fire or Sheriff services.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <u>The project site is served by a private water company.</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are two propane tanks located on the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Phase 1 Environmental Assessment

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <u>The Antelope Valley Area Plan land use designation is Non-urban 1.</u>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <u>The project site is zoned A-1-1 Light Agriculture which does not allow kennels. The applicant is requesting a zone change to A-2-2 Heavy Agriculture which allows kennels.</u>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

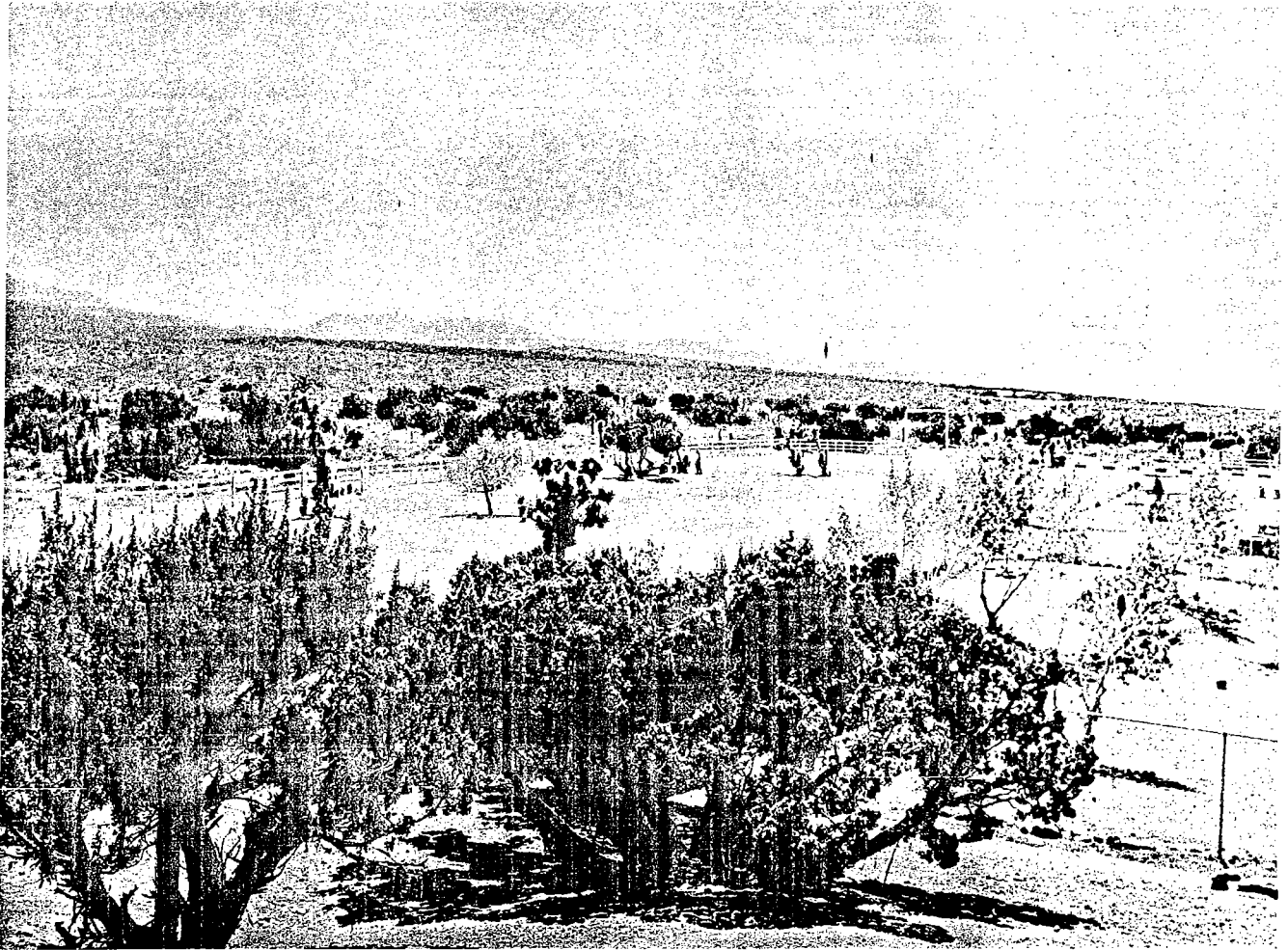
Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant

☐ Less than significant with project mitigation

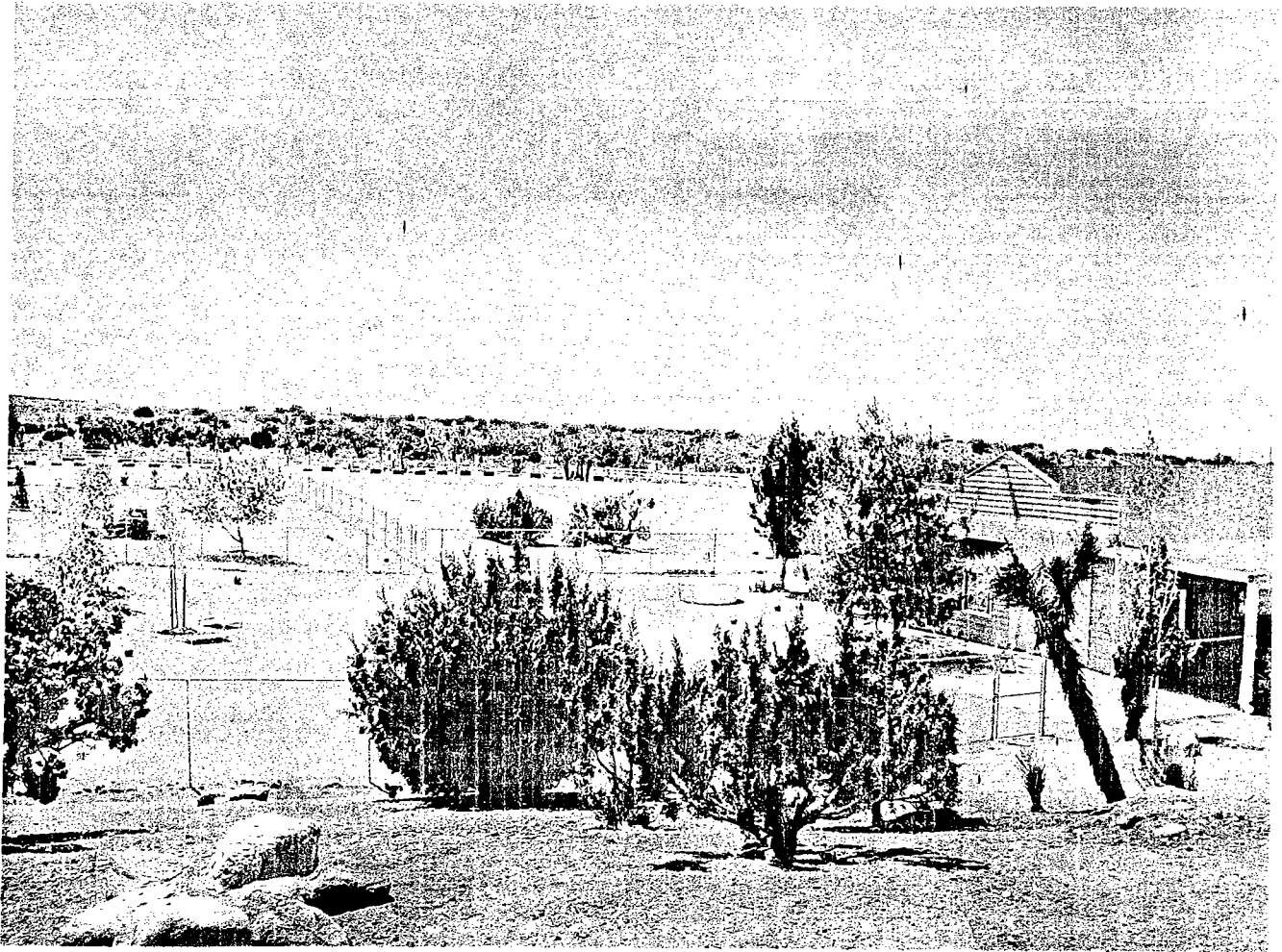
☒ Less than significant/No Impact

R2005-02441



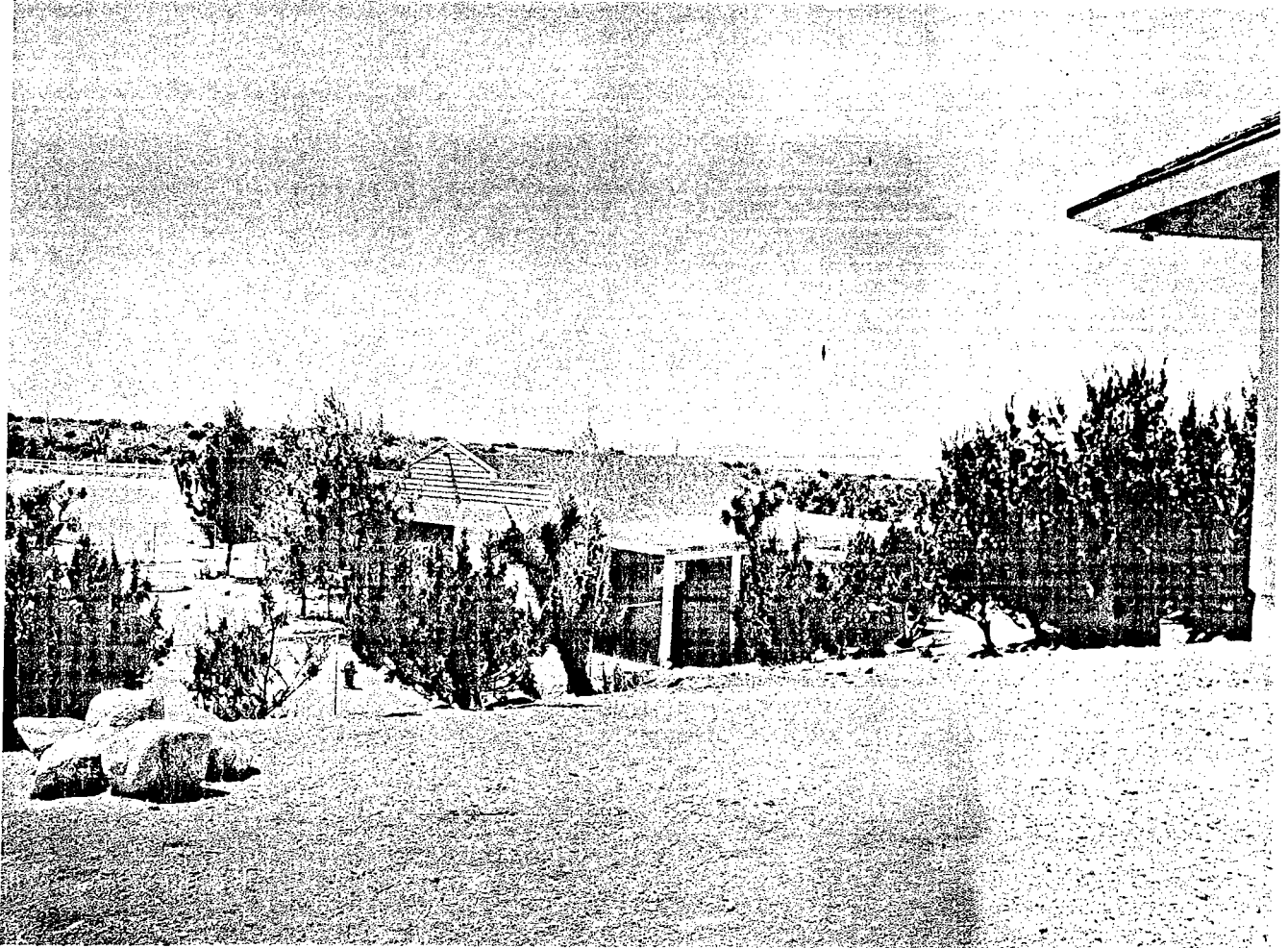
Southwest corner of property.

R2005-02441



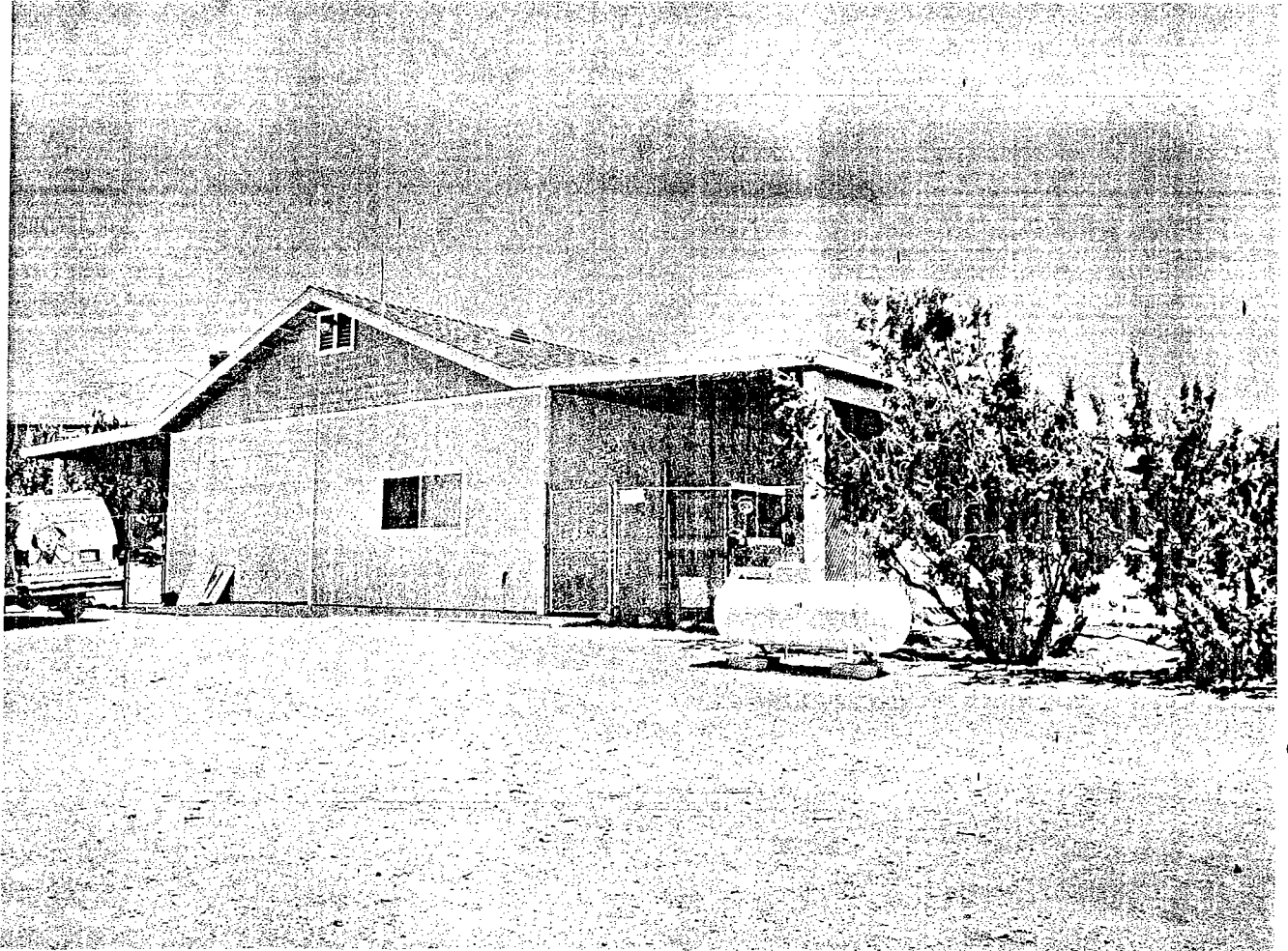
Northwest corner of property. Kennel on right.

R2005-02441



South side of kennel.

R2005-02441



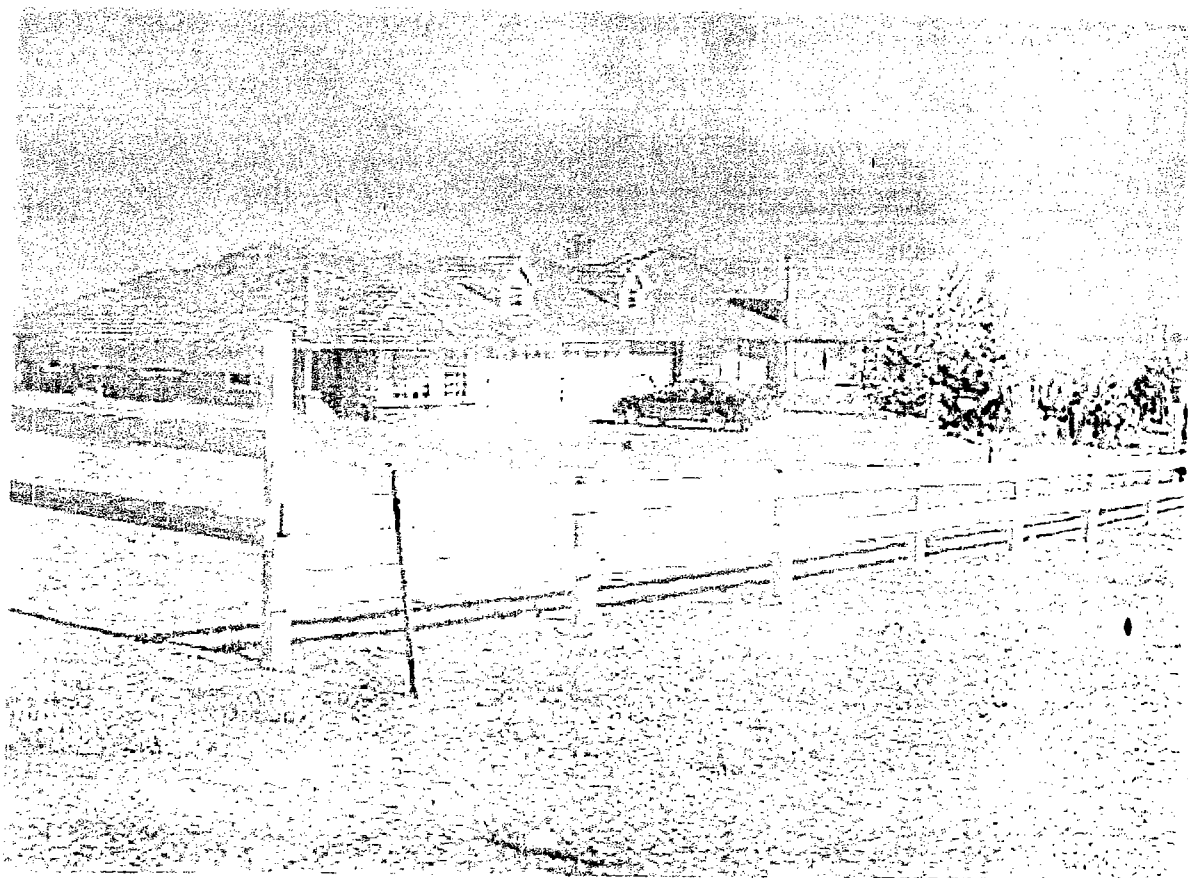
North side of kennel. Residence in background.

R2005-02441



Subject property. Facing south.

R2005-02441



East side of residence.



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2005-02441-(5)
ZONE CHANGE 200500016-(5)
CONDITIONAL USE PERMIT 200700074-(5)

PUBLIC HEARING DATE
January 30, 2008

AGENDA ITEM
5

RPC CONSENT DATE
March 26, 2008

AGENDA ITEM
8

APPLICANT
Lynn Adams

OWNER
Lynn Adams

REPRESENTATIVE
Roger Van Wert

ENTITLEMENT REQUEST

- Zone change from A-1-1 (Light Agriculture – 1 acre minimum lot area) to A-2-2-DP (Heavy Agriculture – 2 acre lot minimum lot area - Development Plan).
- Conditional use permit is required by the development program to ensure that a dog kennel as an accessory use is appropriate for this site.

PROJECT DESCRIPTION

The proposed project consists of legalizing an existing 1,200 square foot, 50-dog capacity dog kennel and the construction of two 784 square foot shade structures, dog-run fencing and a fenced pool for the residence.

LOCATION/ADDRESS

31425 223rd Street East

ACCESS

223rd Street East

ZONED DISTRICT

Antelope Valley East

ASSESSORS PARCEL NUMBER

3064-025-023 & 024

COMMUNITY

Antelope Valley

SIZE

5 Acres

COMMUNITY STANDARDS DISTRICT

None

	EXISTING LAND USE	EXISTING ZONING
Project Site	Single-family Residence & Dog Kennel	A-1-1
North	Vacant	A-1-1
East	Vacant	A-1-1
South	Vacant	A-1-1
West	Vacant	A-1-1

GENERAL PLAN

Antelope Valley Area

DESIGNATION

Non-urban 1

MAXIMUM DENSITY

.50 dwelling units per acre

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE January 30, 2008	RPC ACTION Approved with conditions changed	NEEDED FOR NEXT MEETING Revised Conditions, Zone Change Resolution & Zone Change Ordinance
MEMBERS VOTING AYE 4	MEMBERS VOTING NO 0	MEMBERS ABSTAINING/ABSENT 1

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Dean Edwards		
RPC HEARING DATE(S) January 30, 2008	RPC ACTION DATE March 26, 2008	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE 5	MEMBERS VOTING NO 0	MEMBERS ABSTAINING 0
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor

